

Collie, 12 Saunders Street

Corner Gem!

3 1 0

For Sale
\$265,000

View
ljhooker.com.au/17A2HND

Contact
Mitch Davidson
0408 910 337
mitch.davidson@ljhsouthwest.com.au

Emily Chappell
0447 340 344
Emily.chappell@ljhsouthwest.com.au

Are you waiting for an opportunity to enter the market, then wait no more! We present to you this affordable 3 bedroom 1 bathroom property that makes the perfect first home. Situated in a sought after location only a stones throw to Fairview primary school. Nestled on a spacious 705 square metre block, offering ample room for expansion, landscaping, or just enjoying the generous outdoor space. Endless potential awaits, call today to arrange a private inspection

**** Please Note:** This property is being sold on an as is basis

WHY BUY ME:

- Fibro clad home with iron roof
- Kitchen area features corner cabinetry and freestanding electric oven
- Lounge room with reverse cycle air conditioning and newly installed ceiling



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- Queen size master bedroom with roller blind
- Two queen size minor bedrooms
- Main bathroom with vanity, shower bath combo and heating light
- Lino flooring throughout the home
- Electric hot water system
- Electrical re-wire in 2023
- Side access to the property
- Double size garden shed
- New elevated back decking
- Corner block with blank canvas yard

For more information contact Mitch Davidson or Emily Chappell, your Local Collie region specialists TODAY on 0408910337 or 0447340344.

Land Rates: Approx. \$1,758.00 p.a.
 Water Rates: Approx. \$1,564.13 p.a.
 Land Size: 705m2
 Build Year: 1920

Disclaimer: whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

More About this Property

Property ID	17A2HND
Property Type	House
Land Area	705 m2

Mitch Davidson 0408 910 337

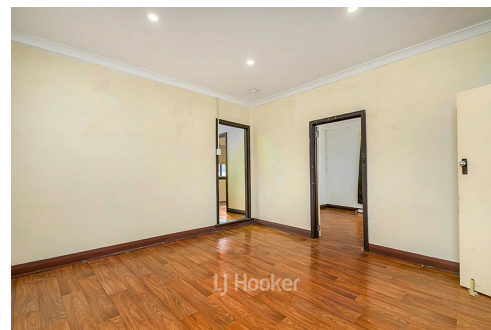
Licensed Sales Agent / Branch Manager - Collie |
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Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | Emily.chappell@ljhsouthwest.com.au

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